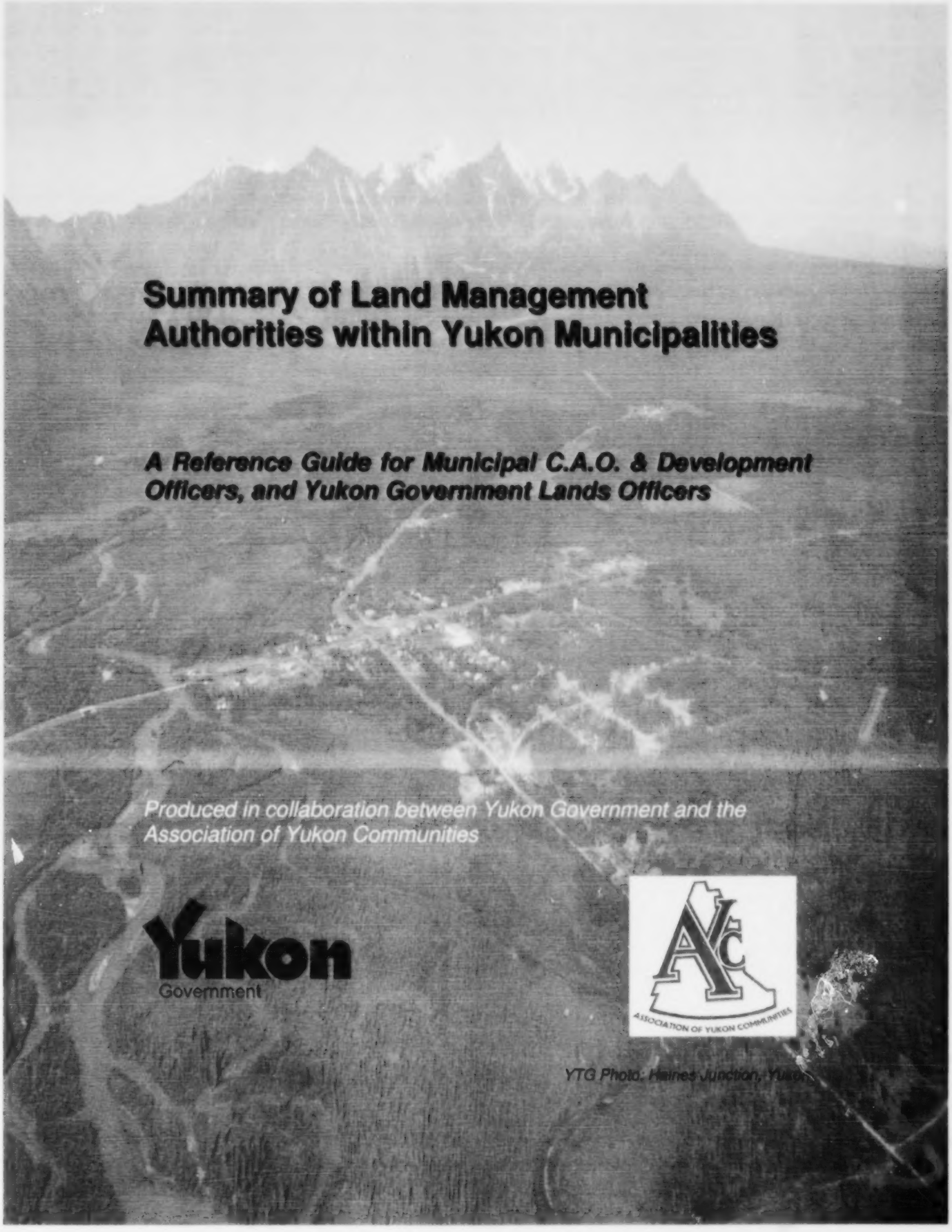

Summary of Land Management Authorities within Yukon Municipalities

A Reference Guide for Municipal C.A.O. & Development Officers, and Yukon Government Lands Officers

Produced in collaboration between Yukon Government and the Association of Yukon Communities

Yukon
Government

ASSOCIATION OF YUKON COMMUNITIES

YTG Photo: Haines Junction, Yukon

Summary of Land Management Authorities within Yukon Municipalities:

A Reference Guide for Municipal C.A.O. & Development Officers, and Yukon Government Lands Officers

Edition 1

October 2007

Message from the Minister

"I wish to acknowledge the efforts and contributions of the Energy, Mines & Resources Lands Branch, Community Services' Community Development Branch, and the Association of Yukon Communities in the development of this reference guide.

The information in this guide is a useful and easy to reference summary intended to provide municipal development officers and government lands officers with factual information about current land management practices, authority and jurisdiction within municipal boundaries."

Hon. Glenn Hart
Minister of Community Services

Note: For more detailed information than what is contained in this guide, please contact your local Municipal Office, Energy, Mines & Resources Lands Branch or your local Client Services & Inspections Branch District Office, or Community Services Community Affairs Branch (see contact information).

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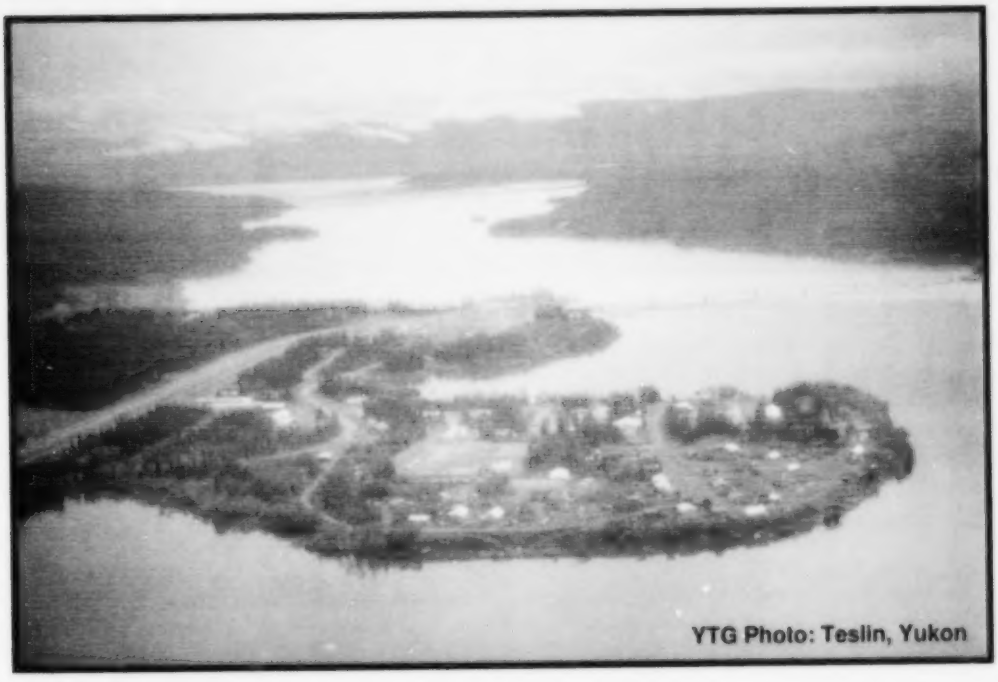


YTG Photo: Teslin, Yukon

Overview

Land management authorities, including planning, development, disposition and other related responsibilities are shared between governments and between departments.

Four jurisdictions administer land in the Yukon:

1. The **Yukon government** controls the majority of vacant lands in the territory and administers zoning regulations per the Area Development Act and subdivision per the Subdivision Act and Municipal Act.

2. **Yukon First Nation governments** control settlement lands and are responsible for land-use authorizations and disposition of interests on their Settlement Lands.

3. The eight **municipal governments** in Yukon (City of Whitehorse, Dawson City, Mayo, Teslin, Carmacks, Watson Lake, Haines Junction, and Faro) have land responsibilities, including community planning, development and subdivision approval* related responsibilities.

YTG Photo: Dawson City, Yukon

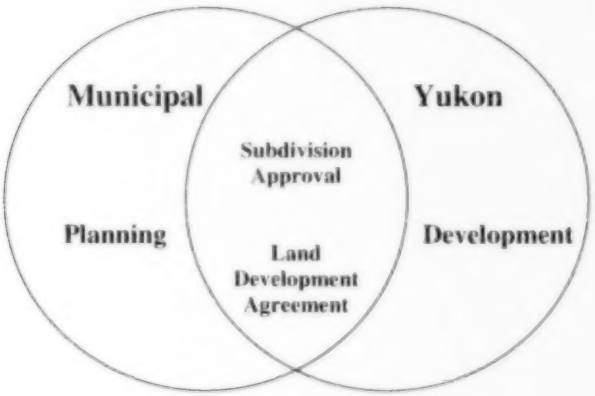
4. The **Government of Canada** controls lands within the three national parks, Kluane National Park, Ivvavik National Park and Vuntut National Park, and the Nisutlin River Delta National Wildlife Area.

**Note: Only the City of Whitehorse and City of Dawson have subdivision approval authority. Yukon government is currently the subdivision approval authority in all other municipalities.*

Roles & Responsibilities within Municipalities

The Yukon government (YG) is the authority for the management of non-settlement lands outside of municipal boundaries in unincorporated areas[1]. In unincorporated Yukon, YG has authority for subdivision, development, disposition and planning.

Within municipal boundaries, both Yukon government and municipal governments have a role to play. Municipal government's main land related responsibilities are outlined in the Yukon's *Municipal Act*.



The Yukon's *Municipal Act* outlines three areas of land related responsibilities for municipal governments, captured under broad categories:

- Planning
- Subdivision Approval
- Development

YTG Photo: Carmacks, Yukon

[1] Excludes National Parks under Canada's Jurisdiction

Planning

Municipal governments are generally responsible for land use planning, including creation of Official Community Plans and zoning bylaws for land within municipal boundaries and in some cases subdivision control.

Highlights

- **Official Community Plans** guide aspects of land planning and management including land use, zoning, and development.
- **Zoning Bylaws** establish districts, areas and zones in the municipality that regulate and control land use and development activities.
- Outside of municipal boundaries, the Government of Yukon creates Local Area Plans and enacts area development regulations in unincorporated communities in Yukon.
- **Joint Development Plans** may be developed by municipalities in collaboration with a First Nation or Yukon government in order to plan for future land use and development related to areas of land with shared jurisdiction.

Subdivision Approval

Subdivision refers to any time a new surveyed parcel of land is created. Subdivision approval is required when:

- a parcel is divided into more than one parcel
- a parcel is created out of vacant commissioner's land
- two or more parcels are consolidated into a single parcel
- an existing parcel is enlarged
- reconfigured
- condominiums

- A private developer, property owner or municipality may make application for subdivision approval to the appropriate authority.
- Yukon is the subdivision approval authority in all municipalities that have not enacted a bylaw otherwise.
- Only Whitehorse and Dawson have Subdivision Approval Authority within their respective municipalities.
- All municipal governments may draw down subdivision approval authority as per the *Municipal Act*.
- With subdivision approvals in place, a municipal government may enter into a Land Development Agreement that outlines how development will occur and development fees and charges.

Development

Municipalities have authority under the *Municipal Act* to undertake land development projects that adhere to Official Community Plans, zoning bylaws and other requirements specific to the project.

Municipal governments may enter into joint development agreements with private land owners, developers, First Nation governments, or Yukon government in order to finance the development and hold the properties for sale.

All land use related permitting and development undertaken by Yukon government within a municipal boundary is also subject to municipal zoning bylaws and the Official Community Plan. Section 5 of the Municipal Act states that the Yukon government is bound by the bylaws of a municipality, unless otherwise established by Order in Council (see s.5 *Municipal Act).*

Land development and land use related activities within a municipal boundary may also be subject to an assessment under the *Yukon Environmental and Socio-economic Assessment Act* (YESAA) prior to permitting (for more details see Assessable Activities Regulations of YESAA). Please note that not all development proposals or land applications require a YESAA review.

Municipal Act – Overview

Please Note: The following information is only intended to provide an overview of the legislation and to serve as a guide. Please see the Yukon's Municipal Act.

The Yukon's *Municipal Act* outlines municipal authorities for land management and municipal responsibilities and jurisdiction (s.277-327). The Act organizes this under the broad headings of Planning and Subdivisions.

Official Community Plans (s.277-285)

- An OCP deals with future land use designations and enables a municipality to plan for all aspects of land management including, use, zoning, and development.
- A municipality must provide for the following under the OCP:
    - future use and development
    - municipal services and facilities
    - environmental matters
    - utility and transportation systems
    - regular review of the OCP and Zoning Bylaws
    - public consultation on the OCP
    - Ministerial review of process for adopting Plan
- If a previously enacted zoning bylaw is at variance with the provisions of an adopted OCP, the OCP provisions take precedence. The Council has two years to adopt or amend the zoning bylaw from the time an OCP is adopted.
- A plan can be amended through the same public review process as it was adopted.

Joint Development Plans (s.286)

- A municipality may by Bylaw agree to enter into a joint development plan with another government to plan for future land use, the manner and proposals for future development, or any matter related to the physical, social or economic development of a land within the jurisdiction of the municipality and the other government as necessary.

Zoning Bylaws (s.287-297)

- When receiving inquiries about vacant Commissioner's land within a municipality, EM&R Lands Officers and municipal officers should initially refer clients to the applicable municipal zoning bylaws and official community plans.
- Municipalities have authority to enact Zoning Bylaws that prohibit, regulate, and control use and development of land and buildings in the municipality.
- Zoning Bylaws may establish districts, areas, or zones in the municipality and establish regulations for those areas, including:
    - Use of land, buildings, or other structures
    - Location of commercial, industrial, residential, or other types of undertakings or structures
    - Class of use of land or buildings
    - Size of lots or parcels and minimum area of land required for use
    - Density of population or intensity of development
    - Erection of any building or structure on land that is subject to flooding, slumping, earth movement, or other environmental or natural features that would be cost prohibitive for the municipality to provide services
    - Location, height, number of stories, area and volume of buildings and structures
    - Percentage of a lot or parcel of subdivided land that may be built on and size of yards and other open spaces

- Location of parking facilities on land not part of a public highway
- Location, layout, and standard of services for campers, trailers, mobile homes, campgrounds, trailer parks and other such developments
- Design, character, and architectural appearance and facing materials of buildings or structures in those districts considered to be of special significance to the heritage of the municipality or other considerations
- Removal of soil, gravel, sand, silt, aggregate, or other surface materials
- Cutting of trees
- Lighting of land, buildings or other things
- Designate business improvement areas
- Designate district control districts

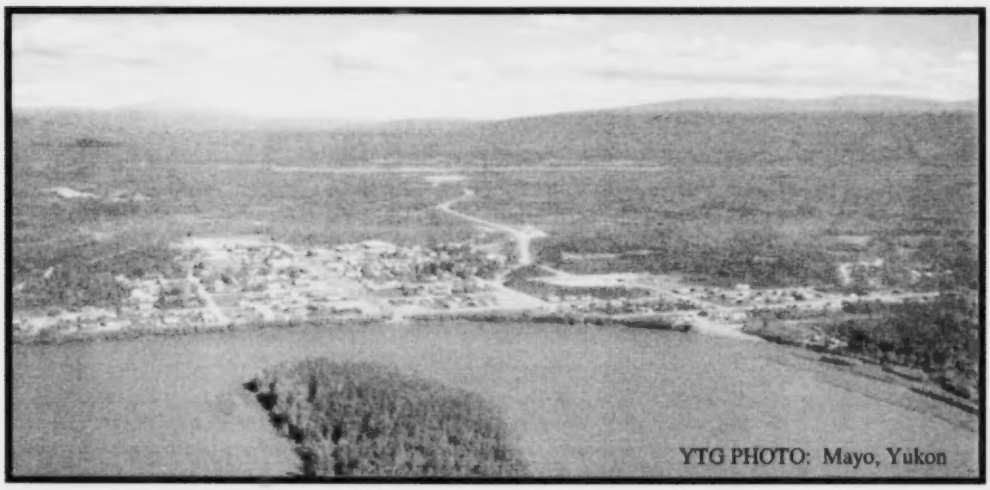
- Zoning Bylaws may provide for a system of development and use permits and may prescribe the terms and conditions under which a permit may be issued, suspended, or revoked
- Zoning Bylaws may allow for temporary permits to allow for the use of land or buildings or structures in a zone, area, or district, including special conditions of use that may be determined by council in each case.
- Municipal zoning bylaws supersede *Area Development Act* Regulations where enacted.
- Municipal zoning must conform to provisions of an existing OCP.
- Neither a municipal government, the Government of Yukon, nor individual citizens may carry out development that is contrary to a Zoning Bylaw. Furthermore, no development, use or change can be undertaken without a development or use permit (if required by Bylaw).
- A municipality may not deny an application for a development permit if the application conforms to the Zoning Bylaw and its terms and conditions, however, even if a land use meets the zoning requirements, the municipality may impose conditions on that development.

Approval Authority

- Yukon Government is the subdivision approving authority until such time as a municipal council adopts a Bylaw to control subdivision approval authority. Only Whitehorse and Dawson City have made this a municipal responsibility by Bylaw.

Development

- After requirements for a proposed subdivision plan are approved by the appropriate authority and all other conditions are met, the municipality may enter into a Land Development Agreement with a private land owner, developer, Yukon government, or First Nation government.
- Development costs may be imposed on the subdivision and building permit applicants.
- A development fee cannot be charged if the plan of subdivision or development does not impose new capital cost burdens on the municipality.
- The Yukon Government is not subject to the payment of a development cost charge if it has made a contribution related to the infrastructure costs, except where otherwise provided for in a development agreement.


YTG PHOTO: Mayo, Yukon

Departmental Roles & Responsibilities

The following departments within Yukon government have different responsibilities related to land management in the territory:

- Energy, Mines & Resources
- Community Services
- Highways & Public Works
- Justice
- Environment
- Executive Council Office Development Assessment Branch

Department of Energy, Mines & Resources

Energy, Mines & Resources is generally responsible for land and agricultural land disposition / sales, reviewing land applications, issuing land use permits, processing lease agreements and agreements for sale documents.

- Planned Residential, Commercial, Agricultural and Industrial lot sales;
- Land Applications for commercial, industrial, agricultural, rural residential, trapping leases, water lots, quarries and enlargement of existing properties;
- Completing your land application;
- Land Use permitting for a variety of uses, including site clearing or earth work; constructing a new road, trail or access; clearing or installing a utility right-of way; conducting geo-technical or hydrological studies; and temporarily using or occupying Commissioner's land; and
- Quarry permits for sand, gravel and topsoil.

Agriculture Branch

- Agriculture/Grazing application review and final decision on dispositions

- Carry out all associated work relating to agricultural land applications and grazing lease disposition and development (Policy & Legislation development, Inspections and enforcement, soil and vegetative assessment, farm development plans, land development recommendations)
- Also provide advice to clients on land use, water and irrigation development, range improvement recommendations and grazing management plans
- Provide extension program including farm visits, seminars, conferences, newsletters, research publications and workshops

Lands Branch

- Responsible for management, orderly disposition and use of land under administration of the Government of Yukon
- Acts as agent for YG departments on land requirements (purchases/reserves, legal surveys, etc.)
- Maintains a comprehensive inventory of government land holdings
- Facilitates municipal land transfers and supports municipal land administration
- Provides use of public lands with the issuing of land use permits for a variety of uses (site clearing/earth work, new roads/trails, geo-technical studies, NWT/YECL work).
- Manages unauthorized land use compliance (trespass, unauthorized occupants, etc.)
- Issues Quarry Permits for the removal of Granular material from Quarry Sites
- Manages and facilitates the development of new private Quarry sites
- Marketing of developed lots for various classes to general public (lotteries and ongoing sales)

- Coordination of spot land applications received pursuant to approved policies. All applications are processed per established YESAA & Non-YESAA review procedures
- Maintenance of YG non-titled land registry and mapped digital data base of rights administered (private leases, licenses and mortgage registrations)
- Responsible for the implementation of land related land claim implementation (land exchanges, map reviews, Settlement land Committee, land withdrawals for Special Management Areas and Heritage Sites, administration of encumbering rights)
- Policy development for land related matters

Forest Management (Mirrored Forest Timber Regulations –TLA)

- Responsible for issuance of land use rights within the designated cutting area e.g. Roads

Mineral Resources (Mirror Placer and Quartz Act/MLUR)

- Responsible for issuance of mineral rights and approvals for land use activities on mineral claims
- Linkage with the TLUR permitting process

Oil & Gas Management (Oil and Gas Act)

- Responsible for the sale of oil and Gas rights
- Linkage with the TLUR permitting process

Corporate Policy & Planning

- YG regional planning co-ordination

Client Services & Inspections

- Provides a operational field service to various Branches within EMR (storefront) by providing information, receiving applications and collecting fees
- Issues various types of permits on behalf of the Departments (e.g. Energy, Mines & Resources –Timber Permit, Community Services –Burning Permit)
- Conducts inspections on various Branch applications recommending approvals, mitigations and terms/conditions for permits
- Conducts/implements and inspections program on land/mining dispositions
- Conducts monitoring and enforcement/compliance program for Departments including mining, lands and water use
- Provides community link for the Department
- Unauthorized occupancy inspection and enforcement
- Conducts water quality research programs that often are in cooperation with other departments and governments

Department of Community Services

Community Services' primary responsibilities relating to land management in the territory includes local area planning, subdivision approval, development, property assessment and taxation.

Property Assessment & Taxation (Assessment and Taxation Act)

- Property appraisal services for YG
- Property taxation outside of municipal boundaries
- Property assessment services for 9 taxing authorities
- Home Owner Grant Program
- Senior Property Tax Deferral Program
- Rural Electrification and Telecommunication Program
- Mapping Inventory of titled lots
- Rural Well Program
- Property Assessment Taxation Title System –electronic registry of all titles and agreements/leases

Community Land Planning (Area Development & Subdivision Act)

- Local and District Area community planning and zoning (unincorporated Yukon)
- Zoning applications/approvals
- Subdivision review process (YG, private land and all municipalities except Dawson and Whitehorse)
- YG community land tenure mapping
- Planning of new developments

- Technical support of Municipalities and First Nation governments on development and planning

The Community Land Planning (CLP) branch assists rural communities that are located outside of municipalities with:

- Developing community plans and new zoning regulations
- Processing rezoning applications under the *Area Development Act*
- Processing subdivision applications under the *Subdivision Act*

Community Land Planning Branch offers support to First Nation and municipal governments in terms of expertise and mentorship where possible.

Municipalities are the lead on planning within municipal boundaries, but CLP has assisted staff with local area plans including Official Community Plans.

Community Infrastructure

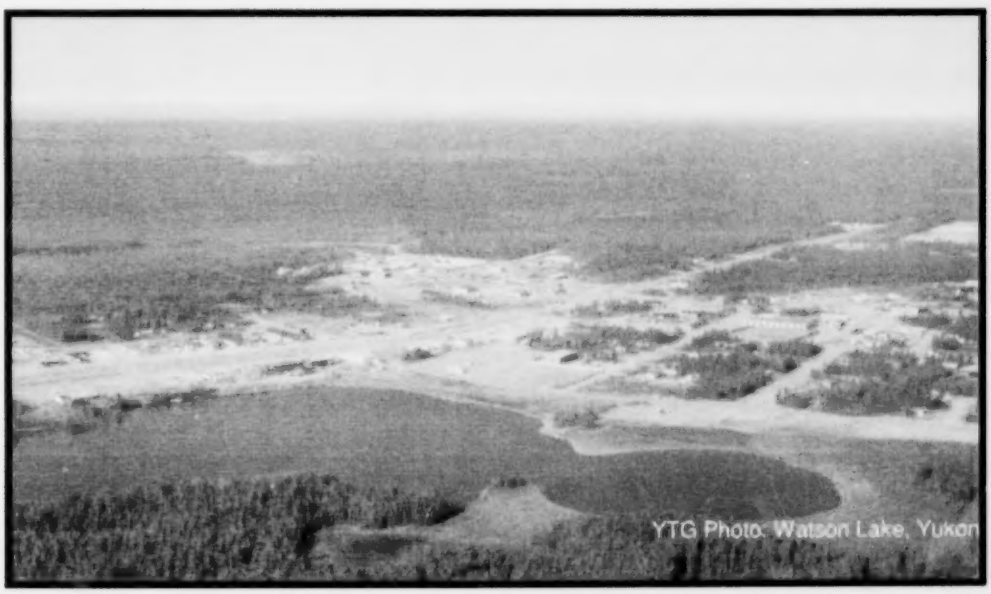
- Planning & construction of municipal infrastructure needs in unincorporated communities
- Development of policies, standards, guidelines, and operational programs – unincorporated areas
- Assistance to incorporated communities and First Nations relating to municipal infrastructure issues
- Assistance on planning, design and construction of urban and rural development – planned lot development
- Quarry development and restoration

Yukon Housing Corporation

- 'Agreement for Sale' financing program for surveyed lots
- Administer agreement for sale for all lots purchased from YG

Consumer & Safety Services / Building Inspector (Area Development Act)

- Enforcement of Zoning Regulations through Development Officer
- Building Inspections
- Gas Inspections
- Boiler Inspections
- Electrical Inspections



Department of Highways & Public Works

Highways & Public Works is responsible for roads and transportation corridors in Yukon. The *Highways Act* and *Municipal Act* have specific sections that deal with jurisdiction of highways within municipalities.

Transportation Engineering & Maintenance (Highways Act)

- Work within Right Of Way permits
- Access Permits

Property Management (Asset Control Management Board Directive)

- Tender or resale of building improvements located on lease and Agreement for Sale turn backs

Aviation & Marine Branch (Lands Act)

- Aviation Branch land tenure/airports administration which includes permitting, lease agreements, collection of fees/charges

Department of Justice

Land Titles Office (Land Titles Act & Condominium Act)

- Registration of all titles within the Yukon (Individuals, Corporations, First Nations, Territorial and Federal Governments)

- Registration of all encumbrances and interests against titled land (Mortgages, caveats, leases, etc.)

- Registration of all survey plans, condominium plans and First Nation Plans within the Yukon (only surveyed parcels of land can be titled)

- Registration of debtors in General Register (Writs of Seizure and Sale, etc.)

- Registration Office for all land related registrations in the Yukon

- Public Information source for titled property, survey plans, encumbrances and interests against titled property as well as certain untitled property, such as First Nations, Mines & Minerals, etc.)

Department of Environment

Parks Branch (Parks and Land Certainty Act)

- In designated Territorial Parks, preparation and Implementation of Park Management Plans and Issuance of Park Development and Use Permits

Environmental Programs (Environment Act & Waters Act)

- Identify impacts and mitigation for project proposals and coordinates departmental responses and positions on development project proposals

- Regulating, permitting, monitoring and inspections of the following land based activities: Contaminated Sites, Special Waste, spills of hazardous substances, solid waste, used tires, beverage container recycling, pesticides, littering, other land based activities that may have a impact on air quality or the ozone layer

- Inspect and enforce water licenses.

Fish & Wildlife (Wildlife Act)

- Regulating, permitting land use related to game farms, captive wildlife, fish farms, etc.

Information Management & Technology

- GIS Mapping product support to department programs, Resource Councils and First Nations

Executive Council Office

Development Assessment Branch

The Development Assessment Branch (DAB) is part of Executive Council Office (ECO) and administers the *Yukon Environmental and Socio-Economic Assessment Act* (YESAA) within Yukon government. DAB provides corporate assistance and leadership with respect to effects assessments within the Yukon government.

The Branch assists Yukon government departments in fulfilling their roles under YESAA, represents Yukon government as decision body on major projects, and provides policy guidance for YESAA implementation issues. DAB is also responsible for fulfilling residual environmental assessment responsibilities under the previous assessment regime, the *Environmental Assessment Act* (EAA).

YESAA & Municipalities

Yukon government is the decision body under YESAA for a project where a municipal government is the proponent for the project, has the power to issue an authorization or grant an interest in land required for the project to be undertaken, or has received an application for financial assistance for the project.[2]

As the decision body, Yukon government should be cognizant of the Municipal Act, an official community plan or a municipal by-law when issuing a decision document. Early engagement of a municipality regarding a project will ensure Yukon government's awareness of municipal policy or governance.

YESAA does not contain an explicit obligation to consult with municipalities; rather these steps are best practices to ensure that YESAA is implemented efficiently and effectively. Ultimately, the

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[2] *YESAA* s. 2 (1)

Yukon government should try to ensure that any decision documents that are issued and conform to municipal policy.

Municipalities and Yukon government have distinct roles and responsibilities under the YESAA:

Assessment stage

- During the assessment stage both Yukon government and municipalities can offer comment, expert advice and desired direction for projects that are within municipality.

- Once the Yukon government has determined it is a decision body for a project within a municipality, lead departments are encouraged to contact the municipal government notifying them that a project has been received and is under assessment.

- Lead departments are encouraged to query municipalities about issues regarding the project and to 'flag' these concerns early in the assessment process.

Decision making stage

- Municipalities do not have a formal role in the decision making stage.

- When issuing a decision document Yukon government must be cognizant of the bylaws of the municipal government that may affect the project.

- The municipal government cannot undertake the project or take any action that would enable the project to be undertaken until the Yukon government has issued its decision document[3].

- The municipal government must implement the decision document issued by the Yukon government (to the extent of their authority under its bylaws).

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[3] *YESAA* s. 83 (1)

- Lead departments should seek comments from municipalities with regard to the assessment recommendation. The municipalities do not have a formal decision making role under YESAA. It is good practice to ensure that a municipal government that is *required* to implement a decision document actually has the *ability* to implement a decision document.

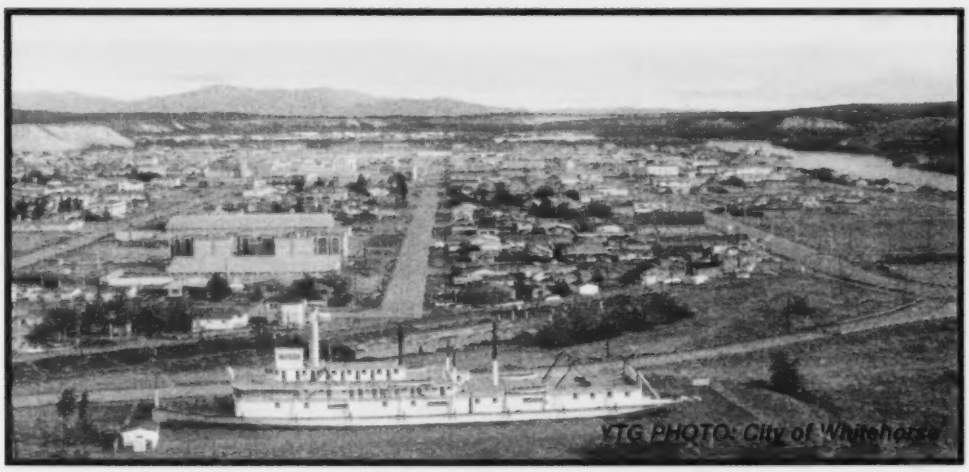
Regulatory stage

- Municipalities remain the regulator for lands governed by them.

- Upon issuance of a decision document allowing a project to be undertaken, a municipal government must notify YESAB whenever it issues any authorization, grants any interest in land, or provides any financial assistance required for the project to be undertaken[4].

How are municipalities participating in YESAA on their own behalf?

- Municipalities remain the regulator for lands under municipal jurisdiction
- Municipalities can set up a YESAB On-line Registry (YOR) profile to receive notification of any projects in their areas
- As a proponent of a project, a municipality will need to follow the criteria and processes as identified in YESAA and the YESAB Rules.



[4] *YESAA* s. 89

First Nation Lands in Yukon Municipalities

The following summarizes land management / self-government powers for First Nation settlement land within Yukon municipalities. Please contact Land Claims Implementation Secretariat for more information.

Generally speaking, First Nations are responsible for land-use authorizations and disposition of interests on their Settlement Lands. First Nation's governments have the right to enact laws in relation to use, zoning and development of Settlement Land; however these rights are somewhat limited in municipalities.

There are 2 different "models" regarding the exercise of land based self-government powers within municipalities:

1. ***Restricted Model***
   The previously settled First Nations - Little Salmon Carmacks First Nation; Teslin Tlingit Council; Champagne Aishihik First Nations; Na-Cho Nyak Dun First Nation; Tr'ondek Hwech'in First Nation; and Taan Kwachan Council - have agreed not to exercise their land-based powers on most of their settlement land parcels within municipalities. In these communities, land use and development of settlement land parcels will comply with the existing municipal zoning, planning and public health and safety bylaws.

2. ***Kwanlin Dun First Nation (KDFN) Model***
   The KDFN land-based powers inside the City of Whitehorse are divided into 2 categories:

   a) Public Health & Safety - KDFN will adopt YTG or City of Whitehorse laws in relation to public health and safety.

   b) Planning, Zoning & Land Development - KDFN's ability to exercise law making powers with respect to planning, zoning and development depend on specific designations of particular parcels. Some KDFN parcels within the City of Whitehorse are similar to the *Restricted Model* noted above. KDFN has limited self-government planning and zoning powers on some other parcels. There are also some KDFN parcels where all self-government powers can be exercised. All of these specific parcel designations are defined in the Self-Government agreement.

Charts

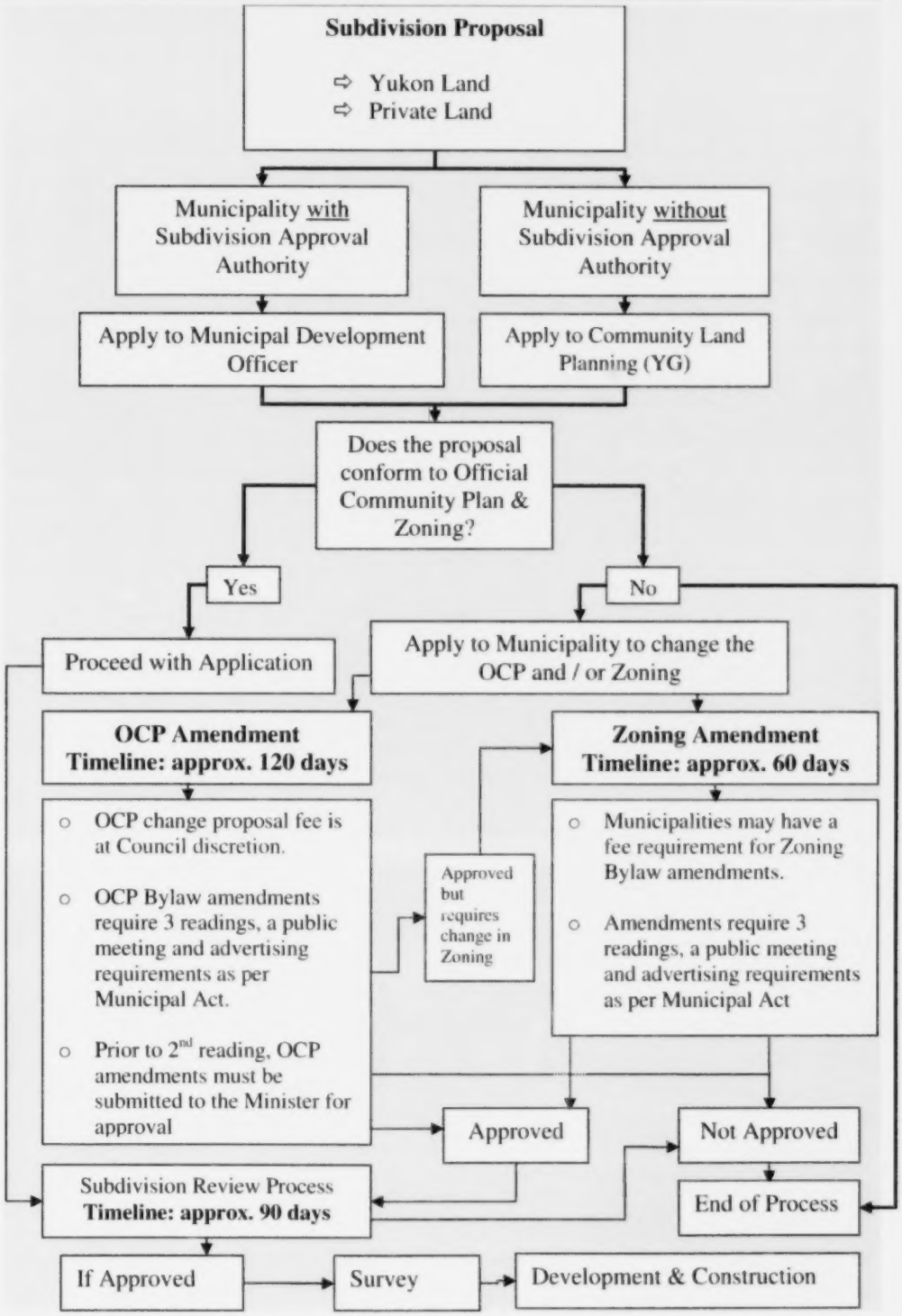
1. *Decision Diagram: Subdivision of Land within Municipal Boundaries*

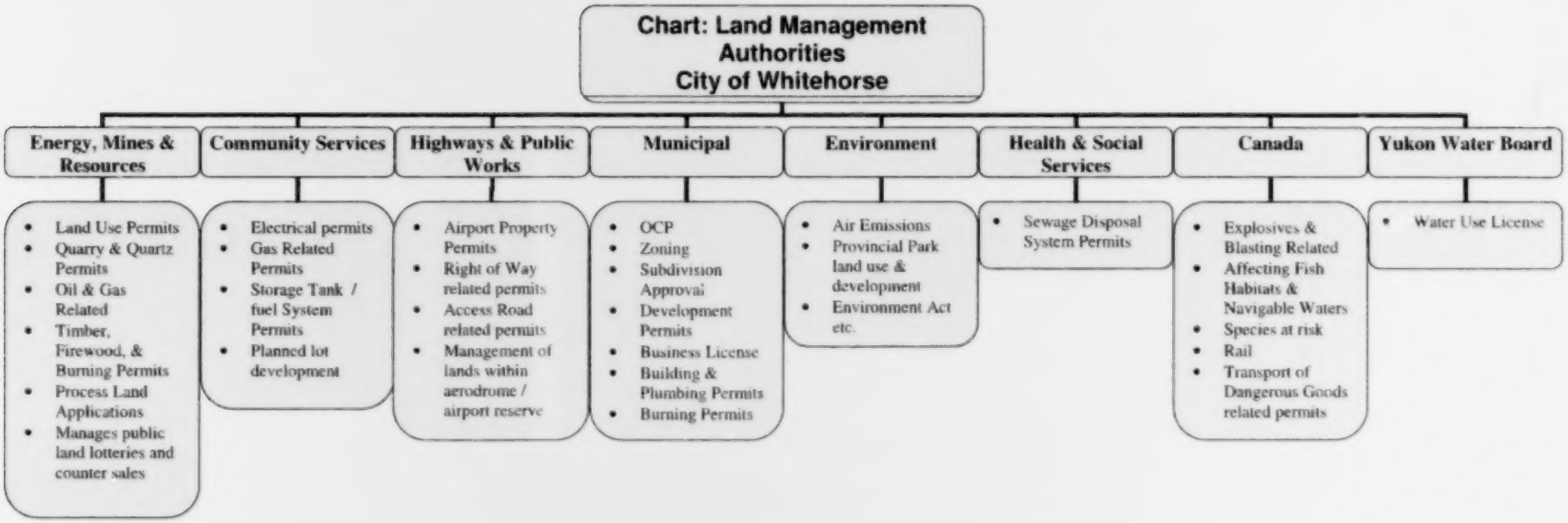
2. *Land Management Authorities – City of Whitehorse*

3. *Land Management Authorities – Municipal*

4. *Land Management Authorities – Unincorporated Yukon*

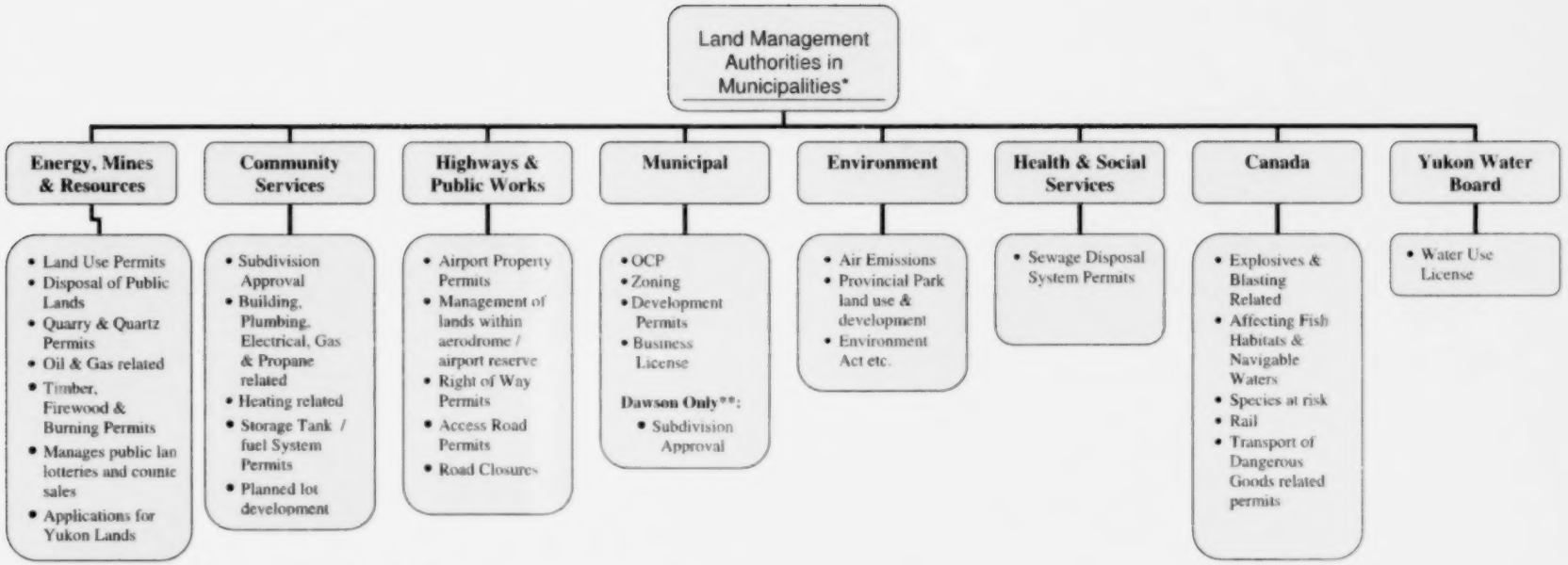
Decision Diagram: Subdivision of Land within a Municipality


Subdivision Proposal
⇨ Yukon Land
⇨ Private Land
Municipality with Subdivision Approval Authority
Municipality without Subdivision Approval Authority
Apply to Municipal Development Officer
Apply to Community Land Planning (YG)
Does the proposal conform to Official Community Plan & Zoning?
Yes
No
Proceed with Application
Apply to Municipality to change the OCP and / or Zoning
OCP Amendment Timeline: approx. 120 days
Zoning Amendment Timeline: approx. 60 days
OCP change proposal fee is at Council discretion.
OCP Bylaw amendments require 3 readings, a public meeting and advertising requirements as per Municipal Act.
Prior to 2nd reading, OCP amendments must be submitted to the Minister for approval
Approved but requires change in Zoning
Municipalities may have a fee requirement for Zoning Bylaw amendments.
Amendments require 3 readings, a public meeting and advertising requirements as per Municipal Act
Approved
Not Approved
Subdivision Review Process Timeline: approx. 90 days
End of Process
If Approved
Survey
Development & Construction



Note: *All permits issued within a municipality, including Municipal Development Permits, EM&R Land Use Permits and Community Services issued Building related permits must ensure the development or land use is in line with the municipal Official Community Plan (OCP) and Zoning Bylaws and may be subject to YESAA. (See www.bizpal.gov.yk.ca)*

- *The above chart is for summary purposes only. This is not an exhaustive listing of jurisdictional responsibilities.*

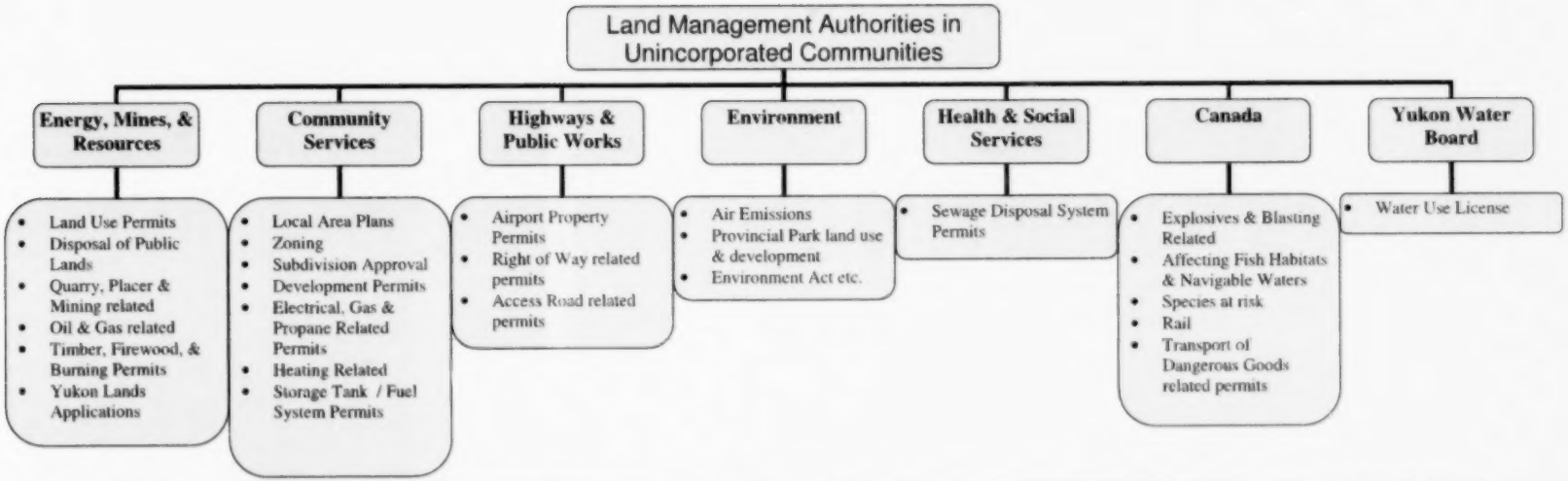

Land Management Authorities in Municipalities*
Energy, Mines & Resources
• Land Use Permits
• Disposal of Public Lands
• Quarry & Quartz Permits
• Oil & Gas related
• Timber, Firewood & Burning Permits
• Manages public lan lotteries and counic sales
• Applications for Yukon Lands
Community Services
• Subdivision Approval
• Building, Plumbing, Electrical, Gas & Propane related
• Heating related
• Storage Tank / fuel System Permits
• Planned lot development
Highways & Public Works
• Airport Property Permits
• Management of lands within aerodrome / airport reserve
• Right of Way Permits
• Access Road Permits
• Road Closures
Municipal
• OCP
• Zoning
• Development Permits
• Business License
Dawson Only**:
• Subdivision Approval
Environment
• Air Emissions
• Provincial Park land use & development
• Environment Act etc.
Health & Social Services
• Sewage Disposal System Permits
Canada
• Explosives & Blasting Related
• Affecting Fish Habitats & Navigable Waters
• Species at risk
• Rail
• Transport of Dangerous Goods related permits
Yukon Water Board
• Water Use License

**Excludes City of Whitehorse (See other Chart)*

**Whitehorse & *Dawson are the only municipality to have subdivision approval powers; the Government of Yukon Department of Community Services handles subdivision approval for all other municipalities*

Note: *All permits issued within a municipality, including Municipal Development Permits, EM&R Land Use Permits and Community Services issued Building related permits must ensure the development or land use is in line with the municipal Official Community Plan (OCP) and Zoning Bylaws and may be subject to YESAA. (See www.bizpal.gov.yk.ca)*

- *The above chart is for summary purposes only. This is not an exhaustive listing of jurisdictional responsibilities*



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- *The above chart is for summary purposes only. This is not an exhaustive listing of jurisdictional responsibilities.*

Contact Information

Yukon Government

Community Services
Community Land Planning
Tel: 867-667-5665
www.community.gov.yk.ca/landplanning/index.html

Energy Mines & Resources
Lands Branch
Tel: 867-667-5215
www.emr.gov.yk.ca/lands/index.html

Yukon Environmental & Socio-economic Assessment Board

YESAB Head Office
Tel: 867-668-6420
Toll Free - 1-866-322-4040
http://www.yesab.ca/index.html

Dawson City Designated Office
Bag 6050, Dawson City, Y0B 1G0
Telephone - 867-993-4040
Fax - 867-993-4049

Haines Junction Designated Office
PO Box 2126, Haines Junction, Y0B 1L0
Telephone - 867-634-4040
Fax - 867-634-4049

Mayo Designated Office
PO Box 297, Mayo, Y0B 1M0
Telephone - 867-996-4040
Fax - 867-996-4049

Teslin Designated Office
PO Box 137, Teslin, Y0A 1B0
Telephone - 867-390-4040
Fax 867-390-4049

Watson Lake Designated Office
PO Box 294, Watson Lake, Y0A 1C0
Telephone - 867-536-4040
Fax - 867-536-4049

Whitehorse Designated Office
7209B-7th Avenue, Whitehorse, Y1A 1R8
Telephone – 867-456-3200
Fax – 867-456-3209

Association of Yukon Communities

Association of Yukon Communities
#15, 1114 - 1st Ave.
Whitehorse, Yukon
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Phone: (867) 668-4388
Fax: (867) 668-7574
Email: ayc@northwestel.net
Website: http://www.ayc.yk.ca/

MUNICIPAL

The Village of Carmacks
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YOB 1CO
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Website: www.carmacks.ca

City of Dawson
Box 308
Dawson City, Yukon
Y0B 1G0
Phone: (867) 993-7400
Fax: (867) 993-7434
E-mail: cityofdawson@cityofdawson.ca
Website: www.cityofdawson.com

Town of Faro
Box 580
Faro, Yukon
YOB 1KO
Phone: (867) 994-2728
Fax: (867) 994-3154
E-mail: info@faroyukon.ca
Website: www.faroyukon.ca

The Village of Haines Junction
Haines Junction
Box 5339
Haines Junction, Yukon
Y0B 1L0
Phone: (867) 634-7100
Fax: (867) 634-2008
E-mail: yhj@yknet.yk.ca
Website: www.hainesjunctionyukon.com

The Village of Mayo
Box 160
Mayo, Yukon
Y0B 1M0
Phone: (867) 996-2317
Fax: (867) 996-2907
E-mail: mayo@yt.sympatico.ca
Website: mayo@northwestel.net

The Village of Teslin
Box 32
Teslin, Yukon
YOA 1BO
Phone: (867) 390-2530
Fax: (867) [illegible]-2104
E-mail: vtes[illegible]northwestel.net
Website: www.teslin.ca

Town of Watson Lake
Box 590
Watson Lake, Yukon
Y0A 1C0
Phone: (867) 536-8000
Fax: (867) 536-7522
E-mail: twl@northwestel.net
Website: http://www.watsonlake.ca

City of Whitehorse
2121 2nd Avenue
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Y1A 1C2
Phone: (867) 667-6401
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E-mail: cityclerk@city.whitehorse.yk.ca
Website: http://www.city.whitehorse.yk.ca